

Debbie Beadle

From: dbraabe@comcast.net
Sent: Thursday, July 05, 2012 6:46 PM
To: Debbie Beadle
Subject: Letter to Planning Commissioners

Barbara Raabe

21421 N.E. 6th Place

Sammamish

dbraabe@comcast.net

EXHIBIT NO. 162.

Marilyn Favre

936 212th Ave. N.E.

Sammamish

marilyn.favre@hotmail.com

July 6, 2012

Mike Collins
Mahbubul Islam
Ryan Kohlman
Joe Lipinsky
Michael Luxenberg
Kathy Richardson
Jeff Wasserman

Dear Planning Commissioners:

As we have attended the planning commission meetings on revision of the Environmental Critical Areas Regulations, we are struck by the dedication each of you shows and by the extreme competence of Kathy Richardson as she serves as chairperson of this group. Thank you all of you for your service to Sammamish.

We observe the position you are in is not easy as you try to weigh the individual property rights of citizens against the environmental protections of their neighbors and the community.

It has been proposed by counsel for a developer that the experts sit down and try to develop a plan to mitigate development inside the landslide/hazard overlay so that development can occur. He has

implied a lawsuit is a possible outcome if the city refuses his request. if such a meeting is allowed, however, where is the opportunity for open meeting/public input which is the public legal right? The counsel for developer spoke of 'footings for homes' being more stabilizing to hillside than leaving it in its natural state. And, several so called experts have referred to the county's overlay that city now uses as old science and the new architectural and geologic engineering as state of the art.

We feel your final recommendation to the City Council needs to factor in safety first before property rights. Therefore, before you make such an important recommendation to the city council in regards to landslide/hazard overlay, we invite you to come look for yourselves at some recent variances that have been granted so developers can build on what county had deemed unbuildable and other recent proposals that will impact landslide/hazard areas.

Property owners would love to meet with you as you tour or even take you around unless that would be a conflict of interest.

Photos for the suggested properties below are coming in a separate e-mail and numbers correspond to those below:

- 1) 1515 211th Pl. N.E. This is a photo I put in the record a month ago. The commission asked city staff to explain justification for granting a variance on this property. To date, I have not seen a response from staff. If commission is concerned about litigation, picture what would happen if these new homes slide into or through existing house at base of hill.
- 2) Top of 211th Ave. N.E. after turning north off Ingelwood Hill Road. Note there are absolutely no erosion safeguards during construction.
- 3) 21501 N.E. 9th Pl. storm water photos of water coming off 216th and culverted behind properties on N.E. 9th Place that all flood every time there is several consecutive days of rain. This water then enters a proposed development
- 4) Excessive storm water runs onto this proposed land development and percolates naturally into soil on property before it reappears south side of Ingelwood Hill Road to make its way to George Davis Creek. What will happen to all that water when this wooded acreage is clear cut for development?
- 5) George Davis Creek at 21421 N.E. 6th Place or seen better from 6th Street where creek resurfaces in natural state and seasonally runs in steep channel to crest about 212th where it runs year around down a fragile channel, is culverted under East Lake Sammamish Parkway and runs into Lake Sammamish. Not so many years ago there was severe erosion and undercutting of bank along George Davis Creek and blow out of East Lake Sammamish Parkway after a storm. The county had to spend millions in repairs including helicoptering in large stump debris to slow flow of water in storm events.

The above are but a few of areas of concern regarding recent development in or around erosion/hazard overlay areas and they only involve Ingelwood/ George Davis Creek area. We can get many more impacting other areas of Sammamish if you wish.

Let us know if/when you would be interested in your tour and we will contact property owners.

Sincerely,
Barbara Raabe
Marilyn Favre

Debbie Beadle

From: Marilyn Favre <marilyn.favre@hotmail.com>
Sent: Thursday, July 05, 2012 7:25 PM
To: Debbie Beadle
Cc: Marilyn Favre
Subject: Letter to planning commissioners attachments
Attachments: 1- 1515 211th PI NE.JPG; 2-211thAVENE justnorth of Inglewood Hill Rd..jpg; 4-proposed Benham ridge site.JPG; 5- George Davis Creek.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Debra Beadle,

I am e-mailing the numbered attachments which Barbara Raabe cites in her letter dated 7-6-12. Please forward to the commissioners.

Thank you.
Marilyn Favre









Debbie Beadle

From: Marilyn Favre <marilyn.favre@hotmail.com>
Sent: Thursday, July 05, 2012 7:55 PM
To: Debbie Beadle
Cc: Marilyn Favre
Subject: Letter to commissioners attachments corresponding to #4
Attachments: (1) Culvert 216th.JPG; (5) Bridge behind owner 4.JPG; (5A) after bridge behind owner 4.JPG; (7) Pond from property to 216th.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Debra Beadle,

Here are the attachments Barbara Raabe refers to as #4 in her letter to commissioners. Please forward to the planning commissioners.

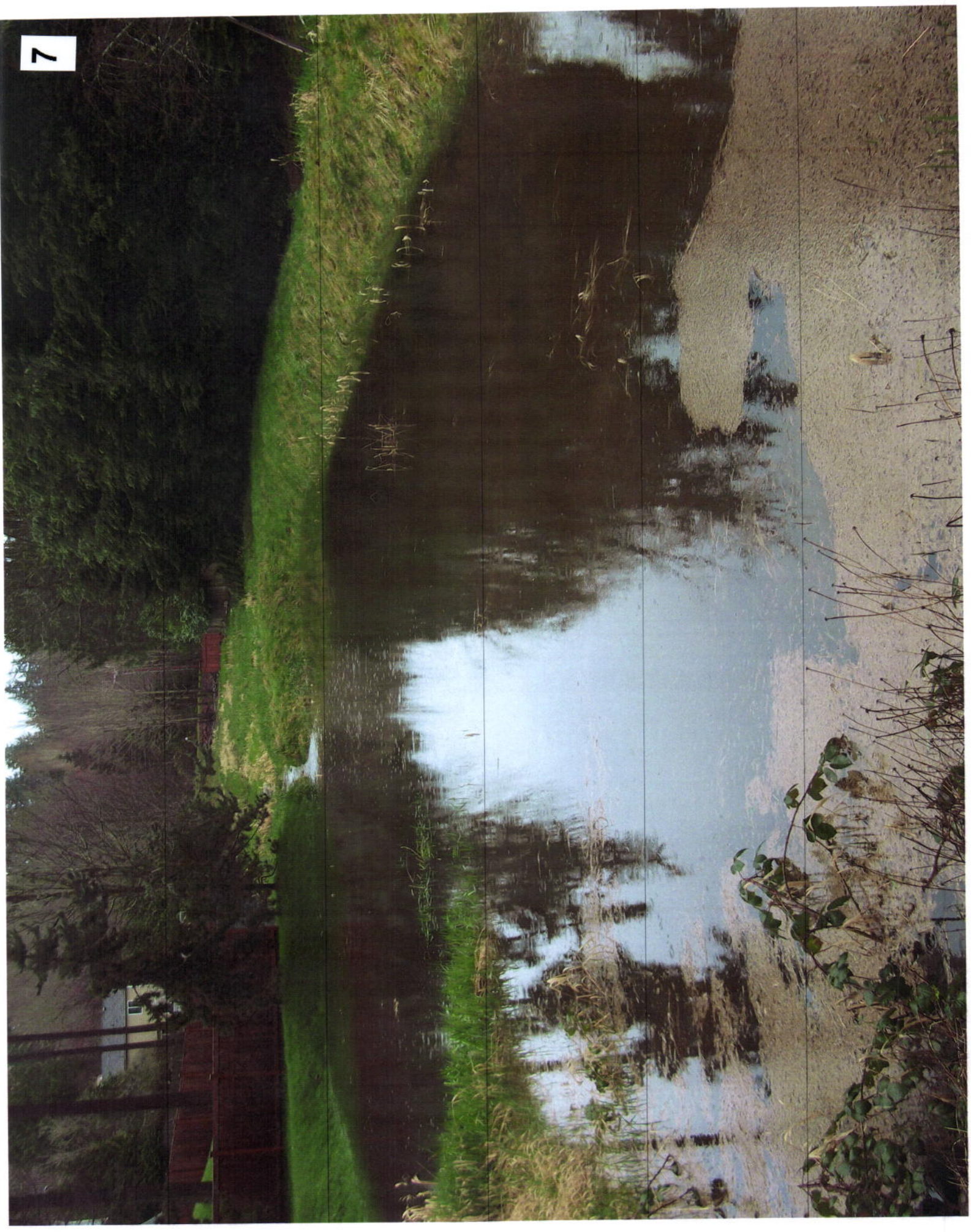
Thank you.
Marilyn Favre





5A





Debbie Beadle

From: Marilyn Favre <marilyn.favre@hotmail.com>
Sent: Thursday, July 05, 2012 8:06 PM
To: Debbie Beadle
Cc: Marilyn Favre
Subject: Letter to planning commissioners attachments for #4
Attachments: (8) from owner 5 to property.JPG; (9) from owner 6 to property.JPG; (12) from owner 7 toward property.JPG; (13) behind owner 7 on property.JPG; (16) Water on Property going into ground.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Debra Beadle,

Here are the final attachments in reference to Barbara Raabe's letter to commissioners dated 7-6-12. Please forward to the planning commissioners.

Thank you.

Sincerely,
Marilyn Favre









